

RESOLUTION NO. 2020-P015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT, P2018-0087-LLA TO ADJUST A LOT LINE AT 3516 SCHAEFER AVENUE IN THE INDUSTRIAL GENERAL (IG) ZONE.

(LOT LINE ADJUSTMENT P2018-0087-LLA)

WHEREAS on March 18, 2018, Phil Roberts filed an application for lot line adjustment to adjust lot lines between two properties in the Industrial General (IG) zone to facilitate an on-going commercial office project at 3512-3520 Schaefer Street (the "Project"). Since the time of the initial application, Jim Jacobson c/o Laura Doerges (the "Applicant") came to represent the Project. The Project site is legally described as Lot 321 of Tract No. 4161 and as "That portion of the West 12 Acres of Lot 9 of the Subdivision of the Southern Part of Rancho Rincon de Los Bueyes, in the City of Culver City, County of Los Angeles, State of California"; and

WHEREAS, in order to implement the proposed Project, approval of a Lot Line Adjustment (P2018-0087-LLA) is required to ensure the resulting lots conform to the local general plan and zoning and building ordinances; and

WHEREAS, the Project qualifies for a Categorical Exemption, pursuant to CEQA Section 15305, Class 5 – Minor Alterations in Land Use Limitations; and

WHEREAS on November 18, 2020, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of ___ to ___ , adopted a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental

1 impacts; (ii) by a vote of ___ to ___ , approved Lot Line Adjustment P2018-0087-LLA, as set forth
2 herein below;

3 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
4 CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

5 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the CCMC,
6 the following required findings are hereby made:
7

8 **Lot Line Adjustment**

9 As outlined in the State Subdivision Map Act, the following required findings for a Lot Line
10 Adjustment are hereby made:

11 **A. The Lot Line Adjustment is between four or fewer existing adjoining parcels,**
12 **where the land taken from one parcel is added to an adjoining parcel.**

13 The total number of parcels that are considered as a part of this lot line adjustment are
14 two adjoining parcels. The modified lot line will take land from 8568 National Boulevard
(APN: 4206-002-035) and give that land to 3516 Schaefer Street APN: 4206-002-009.

15 **B. A greater number of parcels than originally existed will not be created.**

16 Two parcels are involved in the lot line adjustment. There will be two parcels that will
17 result from the lot line adjustment.

18 **C. The parcels resulting from the lot line adjustment will conform to the local general**
19 **plan, zoning code, and building code.**

20 The Industrial Land Use designation is intended for manufacturing and industrial uses,
21 but also intends for commercial uses such as the 3516 Schaefer office use currently in
22 development under separate permit. The designation is also intended to limit outdoor
23 activities that would cause unnecessary noise and odors. While odors are not typically
24 involved with commercial office uses, the conditions of approval that restrict use of the
25 remnant portion adjacent to residential uses will help to reduce potential noise created
26 by the office use and associated exterior balconies. Conditions of approval will also help
27 to support Goals 1 and 2 of the General Plan that call for preservation of residential
28 neighborhoods and support of economic vitality by reducing opportunities for excess
29 noise, while helping to establish an office business that improves the aesthetics of the
Hayden Tract and brings jobs to Culver City. Policy 23.H for the Eastern Sub Area also
calls for the long-term goal for the reuse of the Exposition Right-of-Way spurs. By
ensuring the remnant portion is ineligible for development through the conditions of

1 approval, it provides the City with the opportunity to plan for future land use
2 appropriately.

3 **SECTION 2.** Pursuant to the foregoing recitation and findings, the Planning
4 Commission of the City of Culver City, California, hereby (i) adopts a Categorical
5 Exemption in accordance with the California Environmental Quality Act (CEQA), finding
6 the Project will not result in significant adverse environmental impacts; and (ii) approves
7 Lot Line Adjustment, P2018-0087-LLA.
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9 APPROVED and ADOPTED this 18th day of November 2020.
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11
12 DAVID VONCANNON - CHAIRPERSON
13 PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

14 Attested by:
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16 SUSAN HERBERTSON, SENIOR PLANNER
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EXHIBIT A
 RESOLUTION NO. 2020-P015
 Lot Line Adjustment, Case No P2018-0087-LLA
 3516 Schaefer Street and 8568 National Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	These Conditions of Approval are being imposed on lot line adjustment (the "Project"), for the properties located at 3516 Schaefer Street and 8568 National Boulevard (the "Property").	All	Standard	
2.	A copy of the Resolution approving the Project, and a copy of these Conditions of Approval, shall be printed on the plans submitted as part of any building permit application for the Project.	Current Planning	Standard	
3.	The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.	Current Planning	Standard	
4.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Current Planning	Standard	
5.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Current Planning	Standard	
6.	Common use easements (or general common access easement agreements) shall be secured to ensure all parcels or lots within the Project have necessary vehicular, pedestrian, and utility drainage, and sewage access to public rights-of-	Current Planning	Special	

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GENERAL				
	way and City and utility main lines.			
7.	The applicant shall submit a conceptual drainage plan	Public Works	Special	
8.	Construction of any structure within the 20-foot wide remnant portion is prohibited	Current Planning	Special	
9.	A fence shall be maintained across the 20-foot wide remnant portion in line with the dividing line with Lot 322 and 323 to restrict access to the adjoining office uses to minimize potential noise issues.	Current Planning	Special	

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PRIOR TO BUILDING PERMIT ISSUANCE				
10.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Current Planning/ City Attorney	Standard	
11.	The Applicant and Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel selected by the City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and Property Owner.	City Attorney	Standard	
12.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	

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13.	The applicant shall provide a title search to Building Safety to indicate any easements.	Building Safety	Special	

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
14.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
15.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	
16.	The property owner of APN: 4206-002-009 or otherwise referred to as 3516 Schaefer Street shall ensure the 20-foot-wide remnant portion is free of overgrown vegetation and debris at all times.	Current Planning	Standard	